

Richmond Development Review Board
REGULAR Meeting
APPROVED MINUTES FOR FEBRUARY 13, 2019 MEETING

Members Present:	David Sunshine (Chair); Matt Dyer (Vice-Chair); Padraic Monks; Roger Pedersen;
Members Absent:	Gabriel Firman; Alison Anard (DRB alternate)
Others Present:	Suzanne Mantegna (ZA/Staff); Ruth Miller for MMCTV Comcast 15; Josh Arneson; Jason Barnard; Eric Wood; George Ward; Elysse Parente; Eric Wood; James Garris

David Sunshine opened the meetings at 7:03 pm and requested participants sign in and provided an overview of what an interested party is and stated the procedures for the meeting.

Public Hearings:

Eric & Patricia Wood- Application 2019-004 for Sketch Subdivision Review for a proposed 2-lot Subdivision, creation of one new lot, at Parcel ID # EM0633, located at 633 East Main St, Richmond, within the Agricultural/Residential (A/R) Zoning District.

Jason Barnard, of Barnard & Gervais advisor for the Applicants, and Eric Wood, Applicant, not required to be sworn in since only sketch application. Mr. Barnard explains that the proposed subdivision is Lot 5 of the 2013 Andrews Farm Subdivision. Eric & Patricia Wood purchased the property last year and would like to subdivide the 9+ acre parcel into two parcels, as on the submitted sketch plan as Lot 5A & 5B, with each to have a new single-family dwelling. Lot 5A to be 6.24 acres, and Lot 5B to be 2.84 acres. The Woods are interested in building a house on Lot 5B. Barnard & Gervais have started looking at feasibility of a mound system for each lot. Lot 5B has an easement access over neighboring lot (837 East Main Street).

Questions from the Board- Mr. Sunshine states that this is an interesting application since access is over neighboring parcel. He asks if there is a maintenance agreement between the two lots. Mr. Woods replies no, not yet. Mr. Sunshine would need the agreement between the parcels and would need driveway profile that meets 12% grade.

ZA mentions that VTrans amended access for Lot 5A. Mr. Sunshine ask if VTrans would need amend access for shared driveway. ZA not sure.

Mr. Monks states that it appears that the underlining ortho photo on the submitted sketch plan doesn't line up with proposed access. Mr. Barnard states that would be corrected for preliminary application.

Mr. Sunshine question about Water & Wastewater Permit from the State and have the Applicants started the process. Mr. Barnard states that they were waiting to get through sketch first.

Mr. Monks mentions that the DRB would need a complete application. That several applications recently haven't been complete and have not been able to approve combined applications. Mr. Barnard states that he believes the Applicants plan on not combining Preliminary & Final Subdivision applications. Mr. Sunshine thinks that is wise and if done correctly it would be a quick decision.

Mr. Barnard states that Barnard & Gervais would not be Surveyor and that pins would be placed by Button Surveyors, who did the original survey.

1 Questions from the public-

2 Mr. Garris, abutter, asks where the VTrans access is not on Lot 5 but on Lot 4. ZA show Mr. Garris
3 the location approved by VTrans.

4
5 Mr. Arneson, Town Manager and abutter (Town Forest), requests that survey pins are done on all
6 corners.

7
8 Mr. Ward, abutter, states that his parcel has access over Lot 5. He has copy of Easement that is recorded
9 in the Land Records. That is news to applicant and Mr. Barnard. Mr. Sunshine remembers that came
10 up during original subdivision in 2013. Mr. Sunshine asks that they receive a copy of the agreement
11 from Mr. Ward. ZA makes copy.

12
13 No further questions from DRB or public. Since this is only a sketch application, there is no decision
14 issued by the DRB.

15
16
17 **Other Business**

18
19 Nest Properties extension request for PUD/ Final Subdivision Review at Parcel 333 Cochran Rd, Parcel
20 ID #CO0333, within the Agricultural/Residential (A/R) Zoning District.
21 Granted 90-day extension. Vote 4-0.

22
23
24 Mr. Sunshine- Discussion about Appeal of Livak Final Subdivision. States that Mr. Arneson should
25 let the Selectboard know in case they want to be part of the case.

26
27 Minutes to be approved:

28 January 9, 2019- approved as written. Vote 4-0.

29
30
31 Adjourn:

32
33 Mr. Dyer offered a motion to adjourn the meeting at 7:40 pm and was seconded by Mr. Monks and
34 the motion carried 4-0.

35
36
37 Respectfully submitted by Suzanne Mantegna, Zoning Administrator/Staff to the DRB